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**Selectboard Meeting**  
**August 18, 2016 at 7:00 p.m.**  
**Jericho Town Hall, 67 Vermont Route 15**

**Members present:** Catherine McMains (Acting Chair), Wayne Howe

**Others present:** Todd Odit (Town Administrator), Amy Richardson (Secretary), Katherine Sonnick (Planning & Development Coordinator), Jason Cheney, Stuart Alexander, Joe Mahar, Laura Mahar, David Raphael, Nicole Carijnan, Hugh Griffiths, Randy Clark, David Villeneuve

The public meeting was called to order by Ms. McMains at 7:03 p.m.

**1. Public Comment.**

There was none.

**2. Update on Commercial Zoning Project and Zoning Amendments.**

Ms. McMains said this is not a public hearing or time for comments; it is just an update on the process. Mr. Cheney introduced himself as the Chair of the Planning Commission. He said thus far we have a draft in hand of some proposed language change and a report stating how the process is unfolding. He stated we have further dates on the schedule coming up; we have a tentative date August 29<sup>th</sup> where ideally the Landworks' consultant can meet with the commercial landowners and have some time with them to discuss their needs and their comments on what the Planning Commission has assembled thus far. Mr. Cheney said we also have a community workshop scheduled for September 20<sup>th</sup>, which is for everybody, town wide, to participate and hear whatever draft we are on at that point in time, and to offer feedback and comments. He said in the midst of all of this we should double back and point out that we had proposed some language that is being sat on right now, so we need to sit down with the Selectboard, the Planning Commission as a whole, and talk through some elements of that. Ms. McMains agreed that is a good idea.

Mr. Cheney stated some of the commercial landowners have assembled a letter speaking out against that. He said I think what was maybe lost in the process is that when the proposed changes are not spoken down against, or not reviewed, that they are actually active. He said we are trying to find a way to maybe rewrite that letter with the commercial landowners and try to find a way to maybe move some of what we proposed forward and remove some of what we proposed, so that there is a little more peaceful progress moving forward; that is the summary of where we are.

Ms. Sonnick noted the Planning Commission hasn't had a chance to discuss what they would be willing to remove or change, that is scheduled for the next Planning Commission meeting on September 6<sup>th</sup>. She said so for there has been discussion and response to the comments that were raised at the public hearing, but there is that desire to take it a step further and consider what some of the needs and desires are that have been heard and be a little more flexible like Jason said; that would be at the September 6<sup>th</sup> meeting. She said the idea would be for all the Planning Commission members to come to the Selectboard for the next meeting in September after that, September 15<sup>th</sup>.

Mr. Howe asked about the structure of the meeting on August 29<sup>th</sup> between the consultant and the landowners; whether it is a public meeting. Mr. Cheney responded I think it is a little less than public; it is more directed at the people who own property in the Commercial District. Mr. Howe asked if other people who live in Jericho could attend the meeting. Mr. Cheney replied I think so, noting we would try to reserve the time for the

landowners in that District to be the ones who are speaking, but we are not going to preclude anyone from being at that meeting. Mr. Howe stated you talked a little bit about the letter from the commercial property owners. He asked for clarification as to whether that letter could serve as a kind of vehicle to state what the commercial property owners and the Planning Commission could jointly see as some jointly held priorities, goals, or principals. Mr. Cheney agreed that makes sense. He said we are trying to partner up on this because this is a pretty big move we are trying to make here and there are a lot of people impacted. He stated we want to make sure that is for the wellbeing of the whole; the only way to accomplish that is in a collaborative effort and that is what we are trying to accomplish.

Ms. McMains asked whether the meeting with the Selectboard would be for presenting the materials, or actually having a work session. Mr. Odit responded I think it would be both because issues were raised at your public hearing; you sent on those questions to the Planning Commission to respond to you, so they will provide you with that response; and it will be an opportunity for you to discuss what changes, if any, the Selectboard and/or Planning Commission might be thinking about and maybe what you can come up with together. He said regarding the Commercial District study, in order to have the meeting with the Commercial District landowners, we need to spend up to \$1,000 for the meeting to occur.

Mr. Howe said there were not a lot of clear cut questions in the public hearing, there was a lot of commentary. He asked whether the Planning Commission was able to extract a number of comments they could respond to point by point. Ms. Sonnick responded I think that has already been done. She explained the process for ensuring the comments were extracted from the public hearing and how the responses were compiled. She explained the responses were in response to why did you do this, not will you make some changes, the rationale for how we got there. Ms. Sonnick said we haven't talked about potential changes; that is what is going to happen on the 6<sup>th</sup>.

Mr. Howe clarified that in responding during the Planning Commission meeting, there was some discussion of the logic behind the changes that were made. Ms. Sonnick agreed, noting the summary so far of what has been done, a report and some draft regulations are up on the website for the Commercial District, not the zoning. She said there is a link to it from the home page of the website. Mr. Cheney reminded everyone that it is a draft and there are edits that are due. Mr. Howe asked if there is a document of the responses. Ms. Sonnick responded yes, saying that is also up on the Planning Commission page of the website along with the draft regulations. The Selectboard members thanked Ms. Sonnick and the Planning Commission for the update and for their hard work.

On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard approved expending funds for the meeting of landowners in the district and the consultant not to exceed \$1,000.** The motion passed 2-0.

### **3. Transportation Alternatives Grant Ideas.**

Mr. Odit said we have had a pretty good track record the past several years of getting grant funds for scoping studies, then turning those scoping studies into construction projects. He discussed the completed and upcoming projects. He said another grant round has come up. Mr. Odit discussed the scoping study that was done to determine how to connect some of the developments down Lee River Road, noting there was a presentation on that. He said after looking through that report, the maximum grant funding, and what some of these improvements would cost; staff is proposing we would apply for the crosswalks and flashing beacon at Lawrence Heights and Jericho Tavern and somewhere in the vicinity of Joe's Snack Bar. He said that would then tie into the proposal of a sidewalk from somewhere in the Owen's Street area down Lee River Road to Route 15.

Mr. Odit said the scoping report does talk about going around the corner and up the hill, but that is too much to bite off with this. Ms. McMains noted the nice thing with Owen's Court is you start to get some of the population that is really clustered. Mr. Odit agreed, saying then the installation of those small mountable splitter islands along the center line of sections of Route 15. He discussed the locations, noting the rationale. Mr. Howe

asked if there was consideration given to rumble strips in the middle of the road and whether that costs less money. Mr. Odit responded I don't think it's less money, but it causes noise. The Selectboard members and Mr. Odit discussed the matter further.

Mr. Howe asked whether the scope of this study is related to being within so many feet of a State highway and thus we are eligible for the funds, or whether it has nothing to do with that at all. Mr. Odit responded it has nothing to do with that at all. He explained we put all of this along Route 15 and now we don't have the infrastructure to get to it. He noted a crosswalk at Joe's has been brought up at Town Meeting each year since I have been here. Ms. McMains agreed, clarifying that because it is Alternate C, the Engineers would be the ones to decide the location. Mr. Odit agreed. Mr. Howe asked whether the Selectboard would get to weigh in on the design. Mr. Odit agreed, saying I would propose a 5' area given what I know of the area and the constraints involved. He said it will be a challenge to get a 5' sidewalk in there. He and the Selectboard members discussed the matter further, including the process going forward and the State's role.

On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard approved applying for a Transportation Alternatives Grant for the improvements in the Jericho Corners area.** The motion passed 2-0.

Mr. Odit said on a related note, a few years ago we did get a grant for improvements on River Road in front of the school and that is finally being done this week. He explained the reason for the delay and what work will be done. Ms. McMains said there was a discussion about a raised pedestrian walkway in Jericho Center, asking if we are waiting to do that until we have the flashing beacons. Mr. Odit responded no, saying we just got a plan from Roger Dickenson. He explained the delay was a result of the elevations needing to be redone because we have more pavement there now. He and the Selectboard members discussed the matter further.

Mr. Howe said in context with this discussion about the store, could you tell me a little bit about the status of Dickenson Street and how alterations to that might figure into the expected volume of traffic. He asked where are we with that; is that a conversation we need to have some other time. Mr. Odit stated we actually had a kickoff meeting today for another project we got funded through the Regional Planning Commission (RPC) looking at the street network in the Flats, particularly that parcel and Dickenson Street. He and the Selectboard members discussed the matter further.

#### **4. Jericho Center Library Building Project Consultant Discussion.**

Mr. Odit said they are not here. Ms. McMains asked if they are still looking for consultants. Mr. Odit said they had one, but the consultant got a big federal project and they are not available. Ms. McMains said that is good for the consultant, but bad for the Library.

#### **5. Accept Finance Proposal for New Lo-Pro Highway Truck.**

Mr. Odit discussed the finance proposal through Kansas State Bank, including the terms. He and the Selectboard members discussed the matter.

On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard accepted the finance proposal from Kansas State Bank for financing the New International Dump Body and Plow.** The motion passed 2-0.

#### **6. Approve Sidewalk Snow Plowing Contract.**

Mr. Odit stated we have had three different vendors and we have had experiences with all three. He said prior to this we had awarded it to the lowest bidder and it hasn't always worked out to be the best choice. He stated Doug and I discussed and agreed that Tim Clark had done the best job on the sidewalks. Mr. Odit said they approached him, asking if he was interested and explaining expectations; he said yes, but he would like a two year commitment, which I can understand. He stated he would honor his bid price that he submitted last year. He and the Selectboard members discussed the matter further, including the cost of purchasing equipment.

151 On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard awarded the 2016-2017 and 2017-2018**  
152 **Sidewalk Snow Removal Services contract to T. Clark Enterprises, LLC.** The motion passed 2-0.

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154 **7. Approve Minutes of 7/7/2016, 7/21/2016, 8/4/2016 & 8/11/2016.**

155 On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard approved minutes of 7/7/2016 as**  
156 **amended.** The motion passed 2-0. On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard**  
157 **approved minutes of 7/21/2016 as amended.** The motion passed 2-0. On a **motion** by Mr. Howe, seconded by  
158 Ms. McMains, **the Selectboard approved minutes of 8/4/2016 as amended.** The motion passed 2-0. On a  
159 **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard approved minutes of 8/11/2016 as written.**  
160 The motion passed 2-0.

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162 **8. Approve Warrants.**

163 The Selectboard members present signed the warrants.

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165 On a **motion** by Mr. Howe, seconded by Ms. McMains, **the Selectboard adjourned at 7:41 p.m.** The motion  
166 passed 2-0.

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168 Respectfully Submitted,

169 Amy Richardson